

ATTACHMENT 1
PURCHASE PRICE ALLOCATION

Property	Purchase Price	Real Property	Personal Property
Queen Kapiolani Hotel	\$3,500,000	\$3,150,000	\$350,000
Ocean Resort Hotel	\$5,500,000	\$4,950,000	\$550,000
Mililani Golf Club	\$5,500,000	\$5,300,000	\$200,000
Pukalani Country Club	\$4,000,000	\$3,800,000	\$200,000
Pukalani ancillary lands	\$500,000	\$500,000	0
Kiahuna Golf Club	\$2,500,000	\$2,300,000	\$200,000
Kiahuna ancillary lands	\$500,000	\$500,000	0
Pukalani STP Co., Ltd. stock	\$10.00	-	-
Sure Transportation, Inc. stock	\$10.00	-	-

ATTACHMENT 2
PROMISSORY NOTES

Mililani Golf Club, LLC	\$500,000
Kiahuna Golf Club, LLC	\$500,000
Pukalani Golf Club, LLC	\$500,000
QK Hotel, LLC	\$3,000,000
OR Hotel, LLC	\$4,500,000
 Total	 \$9,000,000

ATTACHMENT 3
BUYER'S DESIGNEES

Queen Kapiolani Hotel	OK Hotel, LLC
Ocean Resort Hotel	OR Hotel, LLC
Mililani Golf Club	Mililani Golf Club, LLC
Pukalani Country Club	Pukalani Golf Club, LLC
Pukalani ancillary lands	KG Maui Development, LLC
Kiahuna Golf Club	Kiahuna Golf Club, LLC
Kiahuna ancillary lands	KG Kauai Development, LLC
Pukalani STP Co., Ltd. stock	Pukalani Golf Club, LLC
Sure Transportation, Inc. stock	Mililani Golf Club, LLC

EXHIBIT 7

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